

## Janning Property



**Location:** Northeast quadrant of US 35/68 interchange - entrance to Xenia Industrial Park 1/4 mile north on US 68.

**Total Acres Involved:** 3.34 acres

**Price:** \$135,000, Negotiable

**Zoning:** Industrial-2, City of Xenia

**Soil Boring Information:** Not currently available on this site.

**Environmental Audit:** Not currently available. *(Note: A formal Phase I Environmental Assessment has not been completed on the entire property as yet. However, prior to development as an expansion of the Xenia Industrial Park, the area was used entirely for farming, with the primary crops being corn, soybeans, and/or alfalfa. Environmental Questionnaire's for project financing indicate no evidence of any potential problems and recommended the requirement for Phase I and Phase II Environmental Studies be waived.)*

**Highway Access:** Access to the US 68 and US 35 interchange is via Patton Street in the Xenia Industrial Park. Vehicular traffic is also available from Birch Road. I-675 is approximately 8 miles west via 4-lane US Route 35 and I-70, I-71, and I-75 are all within 12-15 miles via US Routes 35, 42, or 68.

**Rail Availability:** None to site.

**Airports:** Greene County Airport - 2 miles west - 4,500 ft. runway. Springfield Municipal - 12 miles north - 5,500 ft. & 10,000 ft. runways. Dayton International Airport - 28 miles northwest.

**Utilities:**

Water: City of Xenia

A 12" line is located adjacent to the site on Lavelle Drive.

A 750,000 gallon water tower is at the southeast corner of the Xenia Industrial Park, and an 8" water line loops the entire Industrial Park.

Water main pressure is in the 70-80 PSI range.

Storm Water: on-site detention/retention

Sanitary Sewer: City of Xenia

An 8" line is located on Lavelle Drive.

Electricity: Dayton Power and Light Co.

12,470 volt primary service is available, along with 3 phase secondary service as required.

Natural Gas: [Vectren Energy Delivery of Ohio](#)

A 4" M.P.S. (20-30 PSI) line is located along Patton Street.

A 2" I.P.S. (5 PSI) line is located on Lavelle Drive..

Telecommunications:

The Xenia switching station is digital with fiber optic lines.

**Construction Permits:** City of Xenia/Greene County

**Utility Permits:** City of Xenia (Water & Sewer)

Dayton Power and Light (Electricity)

[Vectren Energy Delivery of Ohio](#) (Natural Gas)

For site information and pricing contact **Larry Janning**, Phone (937) 371-0200.  
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